

Voted at Meeting of 3/3/77

BOARD OF APPEAL REFERRALS

March 3, 1977

1. Z-3776 Theodore Monteiro
104-110 Bedford Street and 28-34 Kingston Street, Boston
2. Z-3791 William Katsenes
530 Western Avenue, Brighton
3. Z-3792 Vendome Development Trust and Vendome Condominium Trust
154-170 Commonwealth Avenue and 290 Dartmouth Street,
Boston
4. Z-3793 Isadore Ludwin, Trustee
136-144 Tremont Street, Brighton
5. Z-3794 George D. Palhete
379 Bowdoin Street, Dorchester
6. Z-3797 John and Sofia Kokovidis
27 Higgins Street, Allston
7. Z-3799 Amerco Inc. and U-Haul Co., Inc.
1530-1550 VFW Parkway, West Roxbury
8. Z-3800 Improved Benevolent Protective Order of Elks
of the World, Inc.
720 Shawmut Avenue, Boston
9. Z-3805 Abraham Caplan and Abraham Salter
2B Newbury Street, Boston
10. Z-3809 Albert Sergi
31 Harvard Avenue, Allston
11. Z-3814 James and Paula Crawford
22 Brighton Street, Charlestown
12. Z-3817 Thomas W. Jones
325 Columbus Avenue, Boston
13. Z-3819-3820 Dorchester Lower Mills Knights of Columbus
Building Association
31 and 36 River Street, Dorchester
14. Z-3825 Richard K. Mazow
1-2 Dexter Row, Charlestown

MEMORANDUM

March 3, 1977

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert F. Walsh, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 3/22/77

Petition No. Z-3776
Theodore Monteiro
104-110 Bedford Street and
28-34 Kingston Street, Boston

Three-story structure - general business (B-10) district.

Purpose: to change occupancy from restaurant, offices, and store to one apartment, restaurant, offices, and store.

Violation:

	<u>Required</u>	<u>Proposed</u>
Section 17-1. Open space is insufficient.	50 ft.	0

Apartment unit would occupy space which is currently vacant. Violation will not create an adverse impact. Recommend approval.

VOTED: In reference to Petition No. Z-3776, brought by Theodore Monteiro, 104-110 Bedford and 28-34 Kingston Streets, Boston, for a variance for a change of occupancy from restaurant, offices, and store to one apartment, restaurant, offices, and store in a general business (B-10) district, the Boston Redevelopment Authority recommends approval. Violation will not create an adverse impact.



7-3776
104-110 BEDFORD ST.
28-34 KINGSTON ST.
(B.P.)

Board of Appeal Referrals 3/3/77 (Tabled 2/17/77)

Hearing: 3/8/77

Petition No. Z-3791
William Katsenes
530 Western Avenue, Brighton
at Birmingham Parkway

One-story frame structure - 13,283 square feet of land -
local business (L-1) district.

Purpose: to legalize occupancy: gas service station and sale of used cars.

Violation:

Section 8-7. Outdoor sale or display for sale of used motor vehicles
is forbidden in an L-1 district.

Condition has existed for several years. The staff has checked with the
abutters; they have no objection. Recommend approval.

VOTED: In reference to Petition No. Z-3791, brought by
William Katsenes, 530 Western Avenue, Brighton,
for a forbidden use to legalize occupancy for
gas service station and sale of used cars in a
local business (L-1) district, the Boston
Redevelopment Authority recommends approval.
- Condition has existed for several years. There
is no community objection.

Z-3791

530 WESTERN AVE.

(BRI.)



5

Board of Appeal Referrals 3/3/77

Hearing: 3/22/77

Petition No. Z-3792
Vendome Development Trust
Vendome Condominium Trust
154-170 Commonwealth Avenue and
290 Dartmouth Street, Boston

Seven-story structure - apartment (H-5070) district.

Purpose: to erect kiosk sign and two directory signs.

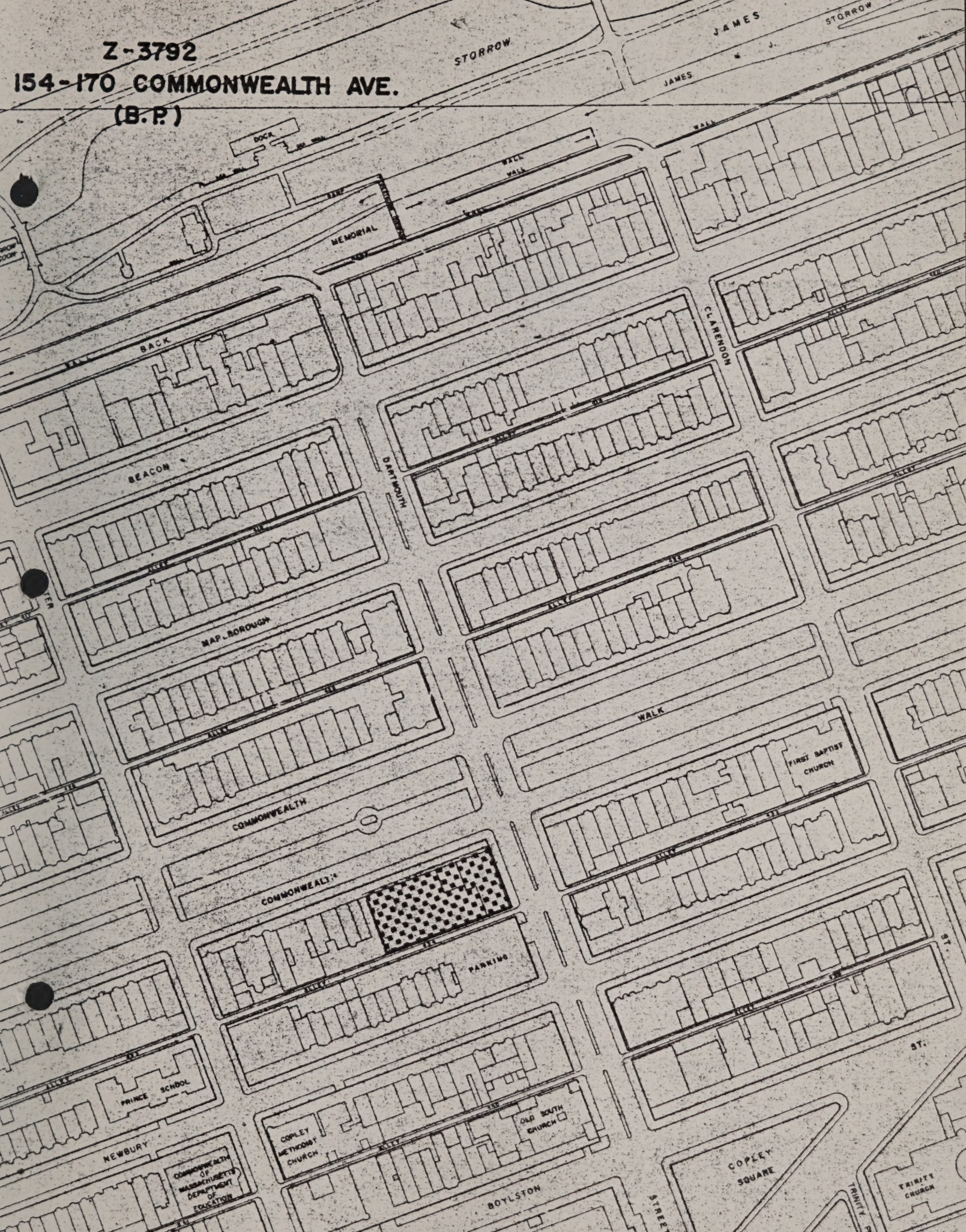
Violation:

Section 11-1. Total signage exceeds maximum allowed.

Signs have been reviewed and approved by the Back Bay Architectural Commission. Recommend approval.

VOTED: In reference to Petition No. Z-3792, brought by the Vendome Development Trust and the Vendome Condominium Trust, 154-170 Commonwealth Avenue and 290 Dartmouth Street, Boston, for a conditional use to erect three signs in an apartment (H-5-70) district, the Boston Redevelopment Authority recommends approval. Signs have been reviewed and approved by the Back Bay Architectural Commission.

~~(B.P.)~~



Board of Appeal Referrals 3/3/77

Hearing: 3/22/77

Petition No. Z-3793
Isadore Ludwin, Trustee
136-144 Tremont Street, Brighton
at Cufflin Street

One-story masonry structure - residential (R-.5) district.

Purpose: to change occupancy from six stores to laundromat, drug store, sign shop, beauty salon, and restaurant.

Violation:

Section 8-7. A restaurant is forbidden in an R-.5 district.

Essentially, the proposal would create a pizza and sandwich shop. Use is inappropriate; residential properties surround the site. There are no provisions for off-street parking. Neighbors are opposed. Recommend denial.

VOTED: In reference to Petition No. Z-3793, brought by Isadore Ludwin, Trustee, 136-144 Tremont Street, Brighton, for a forbidden use for a change of occupancy from six stores to laundromat, drug store, sign shop, beauty salon, and restaurant in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Restaurant use is inappropriate; residential properties surround the site. There are no provisions for off-street parking. Neighbors are opposed.

Z-3793

136-144 TREMONT ST.

(BRI.)



Board of Appeal Referrals 3/3/77

Hearing: 3/22/77

Petition No. Z-3794
George D. Palhete
379 Bowdoin Street, Dorchester
near Winter Street

One-story masonry structure - local business (L-.5) district.

Purpose: to change occupancy from repair shop garage to repair shop garage and indoor sale and storage of used cars.

Violation:

Section 8-7. Indoor sale of motor vehicles is forbidden in an L-.5 district.

Proposal would be inconsistent with rehabilitation of neighborhood business district. Abutters are opposed. Recommend denial.

VOTED: In reference to Petition No. Z-3794, brought by George D. Palhete, 379 Bowdoin Street, Dorchester, for a forbidden use for a change of occupancy from repair shop garage to repair shop garage and indoor sale and storage of used cars in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Proposal would be inconsistent with rehabilitation of neighborhood business district. Abutters are opposed.

Z- 3794
379 BOWDOIN ST.
(BRI.)



Board of Appeal Referrals 3/3/77

Hearing: 3/22/77

Petition No. Z-3797
John and Sofia Kokovidis
27 Higgins Street, Allston
near Allston Street

2½-story frame structure - residential (R-.8) district.

Purpose: to erect two-story addition to three-family dwelling.

Violation:

	<u>Required</u>	<u>Proposed</u>
Section 18-1. Front yard is insufficient.	20 ft.	2 ft.

Addition will provide more living space and improve the appearance of the structure. Yard violation is existing. There is no neighborhood objection. Recommend approval.

VOTED: In reference to Petition No. Z-3797, brought by John and Sofia Kokovidis, 27 Higgins Street, Allston, for a variance to erect a two-story addition to a three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Addition will improve appearance of the structure. There is no neighborhood objection.



2-3797
27 HIGGINS ST.
(ALLSTON)

Board of Appeal Referrals 3/3/77

Hearing: 3/29/77

Petition No. Z-3799

Amerco Inc.

U-Haul Co., Inc.

1530-1550 VFW Parkway, West Roxbury
at Eastwood Place

Vacant gas station - manufacturing (M-1) district.

Purpose: to change occupancy from gas station to U-Haul self-move center and gas station.

Violation:

Section 9-7. A rental agency storing, servicing, and/or washing rental motor vehicles is conditional in an M-1 district.

Proposal includes rental of U-Haul trucks, trailers, and accessory equipment and sale of trailer hitches, boxes, and accessories used in a self move. Gas would not be sold to general public. Site is appropriate; area is auto-oriented (tire center, auto sales, service station). Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3799, brought by Amerco Inc., and U-Haul Co., Inc., 1530-1550 VFW Parkway, West Roxbury, for a conditional use for a change of occupancy from gas station to U-Haul self-move center and gas station in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that fencing be erected along rear and south side of lot; that landscaping be provided along VFW Parkway; that existing free-standing sign be removed; that no major repairs or body work be performed at site; that plans be submitted to the Authority for design review.

Z-3799
1530-1550 VFW PKWY.
(W.R.)



Board of Appeal Referrals 3/3/77

Hearing: 3/29/77

Petition No. Z-3800
Improved Benevolent Protective Order
of Elks of the World, Inc.
720 Shawmut Avenue, Boston
at Williams Street

Three-story masonry structure - apartment (H-2) district.

Purpose: to change occupancy from four apartments and store to two
apartments and meeting halls.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A private club is conditional in an H-2 district.		
Section 23-2. Off-street parking not provided.	16 spaces	0

Appellant was tenant in a building (830 Tremont Street) acquired by the
Authority in 1974. Proposal would allow fraternal order to remain in
community and continue beneficial programs. Recommend approval with
proviso.

VOTED: -In reference to Petition No. Z-3800, brought by
I.B.P.O.E. of W., Inc., 720 Shawmut Avenue, for
a conditional use and a variance for a change
of occupancy from four apartments and stores to
two apartments and meeting halls in an apartment
(H-2) district, the Boston Redevelopment
Authority recommends approval provided petitioner
acquire or lease space to provide off-street
parking.



MADISON PARK

2-3800
720 SHAWMUT AVE.
(B. 2)

Board of Appeal Referrals 3/3/77

Hearing: 3/29/77

Petition No. Z-3805
Abraham Caplan and
Abraham Salter
2B Newbury Street, Boston
at Arlington Street

One-story masonry structure - general business (B-4-70) district.

Purpose: to erect canopy at front of retail store.

Violation:

Section 18-1. No structure over five feet in height may be erected
in required front yard.

Proposed 8-foot by 8-foot canopy for gift shop, indicating firm name
and street number, would be consistent with similar features along
Newbury Street. Existing signage will be removed. Recommend approval
with proviso.

VOTED: In reference to Petition No. Z-3805, brought by
Abraham Caplan and Abraham Salter, 2B Newbury
Street, Boston, for a variance to erect a
canopy at front of retail store in a general
business (B-4-70) district, the Boston
Redevelopment Authority recommends approval
provided plans are submitted to the Authority
for design approval.

2-3805

2 B NEWBURY ST
(B.R.)



Board of Appeal Referrals 3/3/77

Hearing: 3/22/77

Petition No. Z-3809
Albert Sergi
31 Harvard Avenue, Allston
near Cambridge Street

One-story structure - general business (B-1) district.

Purpose: to change occupancy from two-car private garage to two-car repair shop garage and outdoor display of used cars.

Violations:

Section 8-7. The outdoor sale and display for sale of used motor vehicles is conditional in a B-1 district.

Section 8-7. A repair shop garage is conditional in a B-1 district.

The repair shop garage would have a detrimental impact on the business district, intensifying traffic and parking demands. Little City Hall is opposed. There is no objection to the existing used car sales. Lot is enclosed by an eight-foot chain link fence. Recommend approval of used car sales and denial of repair garage.

VOTED: In reference to Petition No. Z-3809, brought by Albert Sergi, 31 Harvard Avenue, Allston, for two conditional uses for a change of occupancy from two-car private garage to two-car repair shop garage and outdoor display of used cars in a general business (B-1) district, the Boston Redevelopment Authority recommends approval of existing used car sales and denial of repair shop garage, which would have a detrimental impact on the business area, intensifying traffic and parking demands. Little City Hall is opposed to the repair facility.



Z-3809
31 HARVARD AVE.
(ALLSTON)

Board of Appeal Referrals 3/3/77

Hearing: 4/5/77

Petition No. -Z-3814
James and Paula Crawford
22 Brighton Street, Charlestown
near Perkins Street

Three-story frame structure - apartment (H-1) district.

Purpose: to legalize occupancy - two-family dwelling.

Violations:

	<u>Proposed</u>	<u>Required</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirement for lot area is forbidden in an H-1 district.		
Section 14-2. Lot area is insufficient.	6,000 sf	1,884 sf

In 1972, the Board of Appeal with Authority concurrence granted approval of a similar petition to former owner; however, a permit was never obtained. Current petition would remedy the condition, which has existed for many years. Abutters have no objection. Recommend approval.

VOTED: In reference to Petition No. Z-3814, brought by James and Paula Crawford, 22 Brighton Street, Charlestown, for a forbidden use and a variance to legalize occupancy for two-family dwelling in an apartment (H-1) district. the Boston Redevelopment Authority recommends approval. Occupancy is existing and is consistent with residential character of the neighborhood. Abutters have no objection.

Z-3814
22 BRIGHTON ST.
(Chsn.)



Board of Appeal Referrals 3/3/77

Hearing: 3/22/77

Petition No. Z-3817
Thomas W. Jones
325 Columbus Avenue, Boston
near Dartmouth Street

Two five-story structures - general business (B-4) district.

Purpose: to combine buildings; to change occupancy from four apartments, manufacturing, and store to ten apartments.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which meets one half the requirement for open space is conditional in a general business (B-4) district.		
Section 17-1. Open space is insufficient.	100 ft.	62 ft.

Proposal would restore vacant and abandoned structures. Minor open space deficiency would be mitigated by three roof decks. Plans have been reviewed by staff. Recommend approval with proviso.

VOTED:- In reference to Petition No. Z-3817, brought by Thomas W. Jones, 325 Columbus Avenue, in the South End Urban Renewal Area, for a conditional use and a variance to combine buildings and change occupancy from four apartments, manufacturing, and store to ten apartments in a general business (B-4) district, the Boston Redevelopment Authority recommends approval. The development is in accordance with the Urban Renewal Plan. Open space deficiency would be mitigated by three roof decks.

Z-3817
325 COLUMBUS AVE.
(B.P.)



Board of Appeal Referrals 3/3/77

Hearing: 3/22/77

Petitions Nos. Z-3819-3820
Dorchester Lower Mills Knights of
Columbus Building Association
31 and 36 River Street, Dorchester
at Old Morton Street

Two-story frame structure - residential (R-.5), local business (L-.5),
and manufacturing (M-2) districts.

Purpose: to change occupancy from light manufacturing to private club;
to use premises for ancillary parking.

Violations:

Section 8-7. A private club is conditional in an M-2 district.

Section 8-7. Ancillary parking lot is conditional in an R-.5 district.

Facility would be compatible with this mixed-use area. Adequate
parking, 26 spaces, will be provided. Recommend approval.

VOTED: In reference to Petitions Nos. Z-3819-3920, brought
by the Dorchester Lower Mills Knights of Columbus
Building Association, 31 and 36 River Street,
Dorchester, for two conditional uses for a change
of occupancy from light manufacturing to private
club and use of premises for ancillary parking in
residential (R-.5), local business (L-.5), and
manufacturing (M-2) districts, the Boston
Redevelopment Authority recommends approval.
Facility would be compatible with this mixed-use
area. Adequate parking will be provided.



Z-3819-20
31-36 RIVER ST.
(DOR.)

Board of Appeal Referrals 3/3/77

Hearing: 3/29/77

Petition No. Z-3825
Richard K. Mazow
1-2 Dexter Row, Charlestown
at Thompson Square

Three-story structure - general business (B-2) district.

Purpose: to change occupancy from one-family dwelling to three-family dwelling and office.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirements for lot area is forbidden in a general business (B-2) district.		
Section 14-2. Lot area is insufficient.	7,000 sf	3,080 sf

Building was purchased with existing occupancy. Owner will occupy one dwelling unit and use office for his legal-insurance business. Abutters have no objection. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3825, brought by Richard K. Mazow, 1-2 Dexter Row, in the Charlestown Urban Renewal Area, for a forbidden use and a variance for a change of occupancy from one-family dwelling to a three-family dwelling and office in a general business (B-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Z-38

142 DEXTER ROW

(CHSN.)

